

DESIGN AND ACCESS STATEMENT

Proposed Canopy Raise HOYLAND COMMON SERVICE STATION SHEFFIELD ROAD, BARNSELEY, S74 0DP

Location:

The Site currently trades as a Petrol Filling Station with Sales Building wash facilities and forecourt re-fuelling area, with adjoining Car Workshop. The subject canopy covers this re-fuelling area and is constantly receiving vehicle damage.

The site itself is located on A6135 Sheffield Road

Use

The existing site is a current trading Petrol Filling Station and will remain so after completion of the project.

Amount

The site will remain as the existing layout; the only proposal is to raise the effective canopy soffit height by a minimum of 800mm in order that vehicle impact damage can be restricted.

Scale:

The planned size of the canopy affected will remain the same; the only change will be to raise the soffit height by 800mm, therefore, it is considered they have given the line of change the scale of development against the surrounding area will have little or no effect.

Planning Policy:

There are no Planning Policies or local plan, which are thought to affect the proposed details.

Involvement:

Given the minor nature of the project there has been no pre-planning involvement of the Local Authority, this was considered unnecessary.

Evaluation:

Given the nature of the existing site, the canopy soffit height is some 3900mm high which is not considered acceptable in a modern Petrol Filling Station in this location, therefore, it has been agreed as a safety element that the canopy should be raised in height.

Currently the canopy is suffering extensive vehicle impact damage, which is unacceptable from a Health & Safety aspect.

Minimum height signs are currently displayed; therefore, it is considered the only option is to increase the physical height of the canopy to help prevent further damage or issue.

Design:

Due to ongoing issues with the existing canopy and its constant damage impact by vehicles by both customers and delivery, it is agreed that the canopy soffit height requires rising to allow the site to continue in its present form and in a safe manner.

The site has a history of vehicle impact to the canopy roof and fascia, therefore, the decision was taken to raise the canopy higher by approx 800mm to alleviate hazards going forward.

The existing canopy height is currently displayed, however, this has little effect on canopy damage, therefore, no other solution exists other than to raise the height of this canopy to accommodate all possible vehicle users entering the site.

To reduce the impact upon the surrounding areas and the changes, it was agreed that the canopy structure would not be changed in plan or appearance other than the increase in height also the existing lighting will be retained and cleaned as part of the proposals.

Appearance:

The canopy soffit height was raised whilst maintaining the existing overall aesthetic view.

Conclusion:

Given damage caused by vehicle impact on the canopy in its current form it is clearly not suitable for a modern Petrol Filling Station and to alleviate this issue, an increase of 800mm should be found acceptable by all parties and is considered a minor amendment to the existing site aspect.